



AUCTION

OCTOBER 26

Plymouth County, Iowa

Westfield Township | Section 8

stalcupag.com | 712-732-4811

Stalcup Ag Service

LAND AUCTION Plymouth County, Iowa Westfield Township | Section 8

160 +/- ACRES

FROM THE SOUTHEAST CORNER OF AKRON:
1/4 MILE SOUTH OF HWY 3 ON K-13

THURSDAY, OCTOBER 26, 2023 | 10:00AM
AKRON GOLF COURSE | 941 COUNTRY CLUB DR. | AKRON, IA

OWNER:

Nash Family Iowa Farm

PROPERTY LOCATION:

From the Southeast corner of Akron:
1/4 mile south of Hwy 3 on K-13

LEGAL DESCRIPTION:

South Half of the Northwest Quarter (S 1/2 NW 1/4) and
The North Half of the Southwest Quarter (N 1/2 SW 1/4)
of Section Eight (8), Township Ninety-two (92),
Range Forty-eight (48) West of the 5th P.M.,
Plymouth County, Iowa.

FSA INFORMATION:

Gross Acres: 160
Cropland Acres: 152.07 acres
Corn Base: 65.09 acres
Corn PLC Yield: 140 bu/ac
Soybean Base: 54.36 acres
Soybean PLC Yield: 41 bu/ac
CSR2: 46.2
Primary Soil: Ida
Secondary Soils: Kennebec-McPaul
Real Estate Taxes: \$3,378/year
Lease: Open for 2024

Terms: The buyer(s) will be expected to pay 10% cash down payment day of auction and the balance at closing when clear and merchantable title will be given. Closing is scheduled for December 5, 2023. Real estate taxes prorated to date of closing. Possession is given at closing with current tenant's lease expiring February 28, 2024. Announcements the day of the sale will supersede all other announcements. The sellers will retain the right to refuse any or all bids. Stalcup Agricultural Service, Inc. and its representatives are agents for the sellers.

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT NO RESPONSIBILITY THEREFORE IS ASSUMED BY THE OWNER OR BROKER.

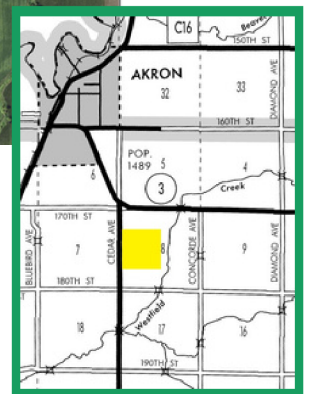
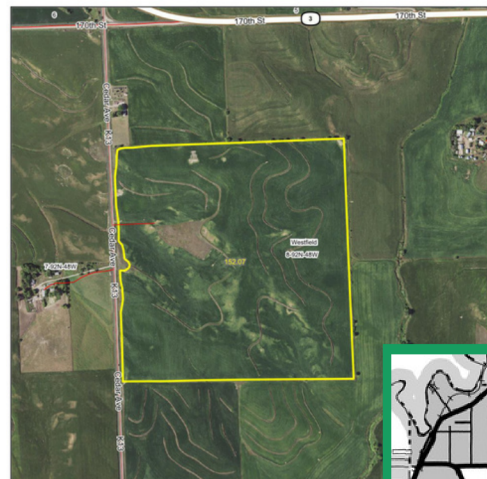
For additional
information,
please contact:



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kksmith@stalcupag.com



CHAD HUSMAN AFM
Office: 712-732-4811
chusman@stalcupag.com



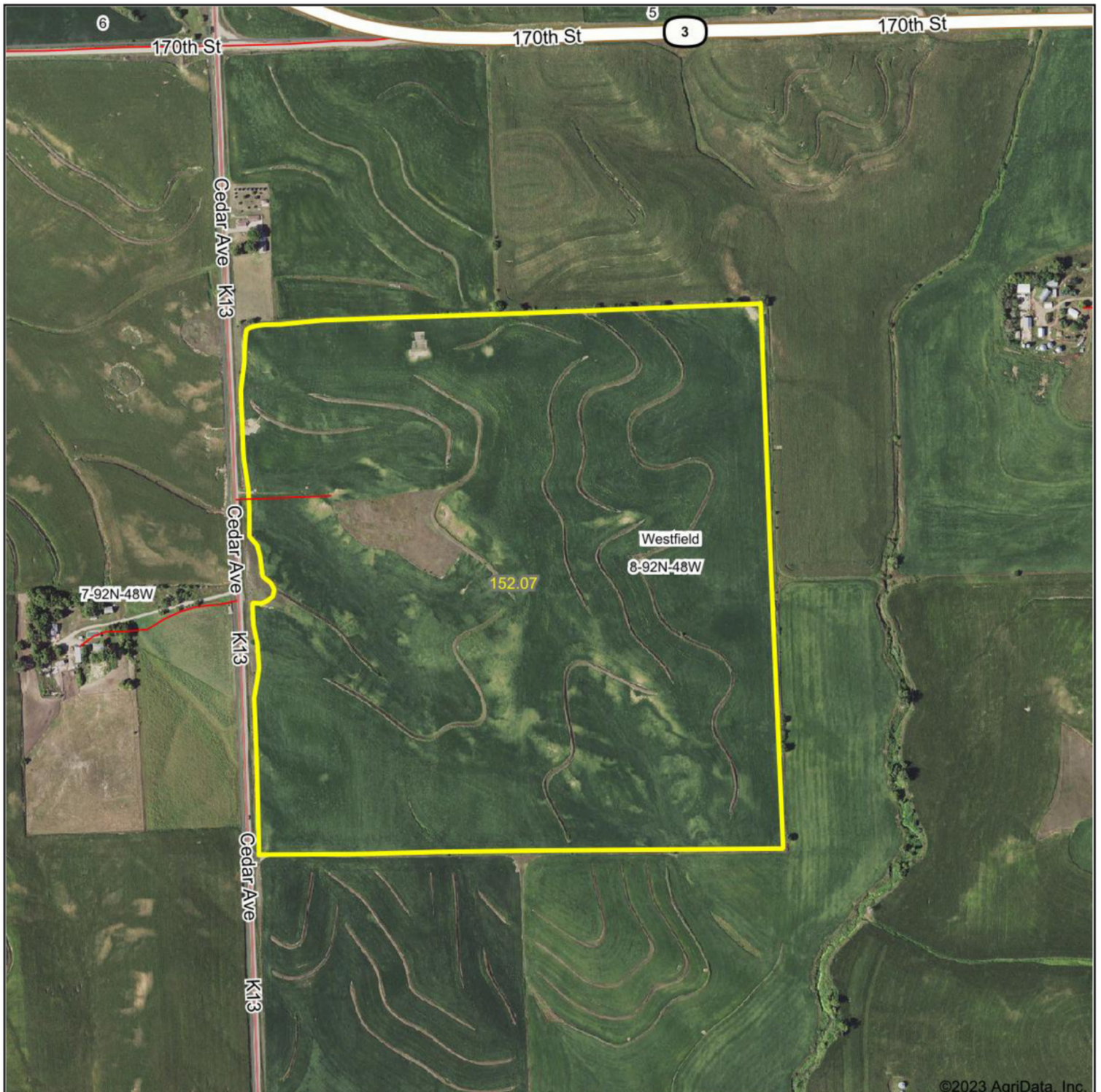
For online bidding visit: stalcupag.com

Farm Location Map



From the Southeast corner of Akron: ¼ mile south of Highway 3 on K-13

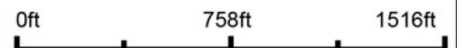
Aerial Map



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Boundary Center: 42.801193, -96.541724



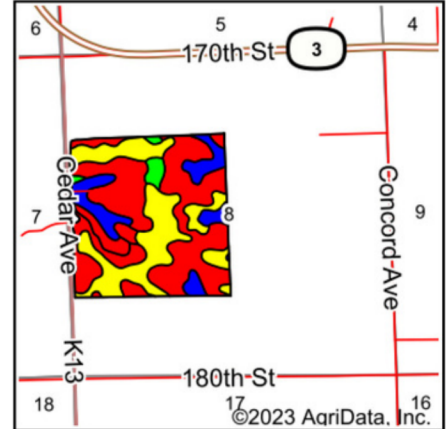
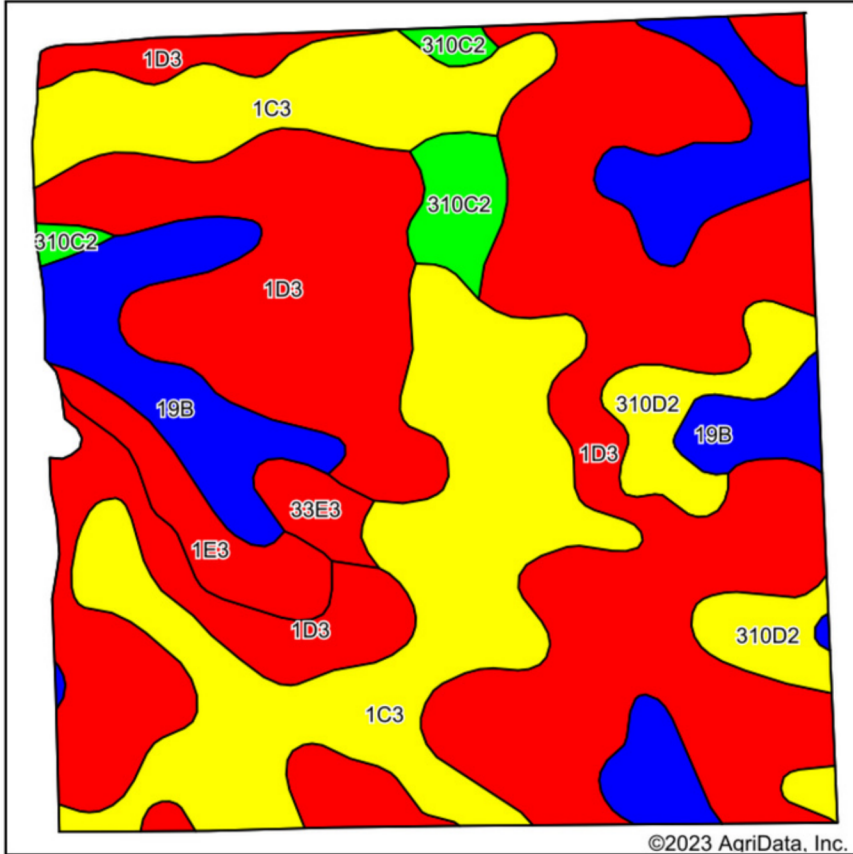
8-92N-48W
Plymouth County
Iowa



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9/19/2023

Soils Map



State: Iowa
 County: Plymouth
 Location: 8-92N-48W
 Township: Westfield
 Acres: 152.07
 Date: 9/19/2023



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Soils data provided by USDA and NRCS.

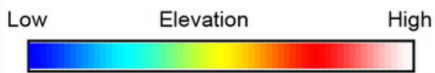
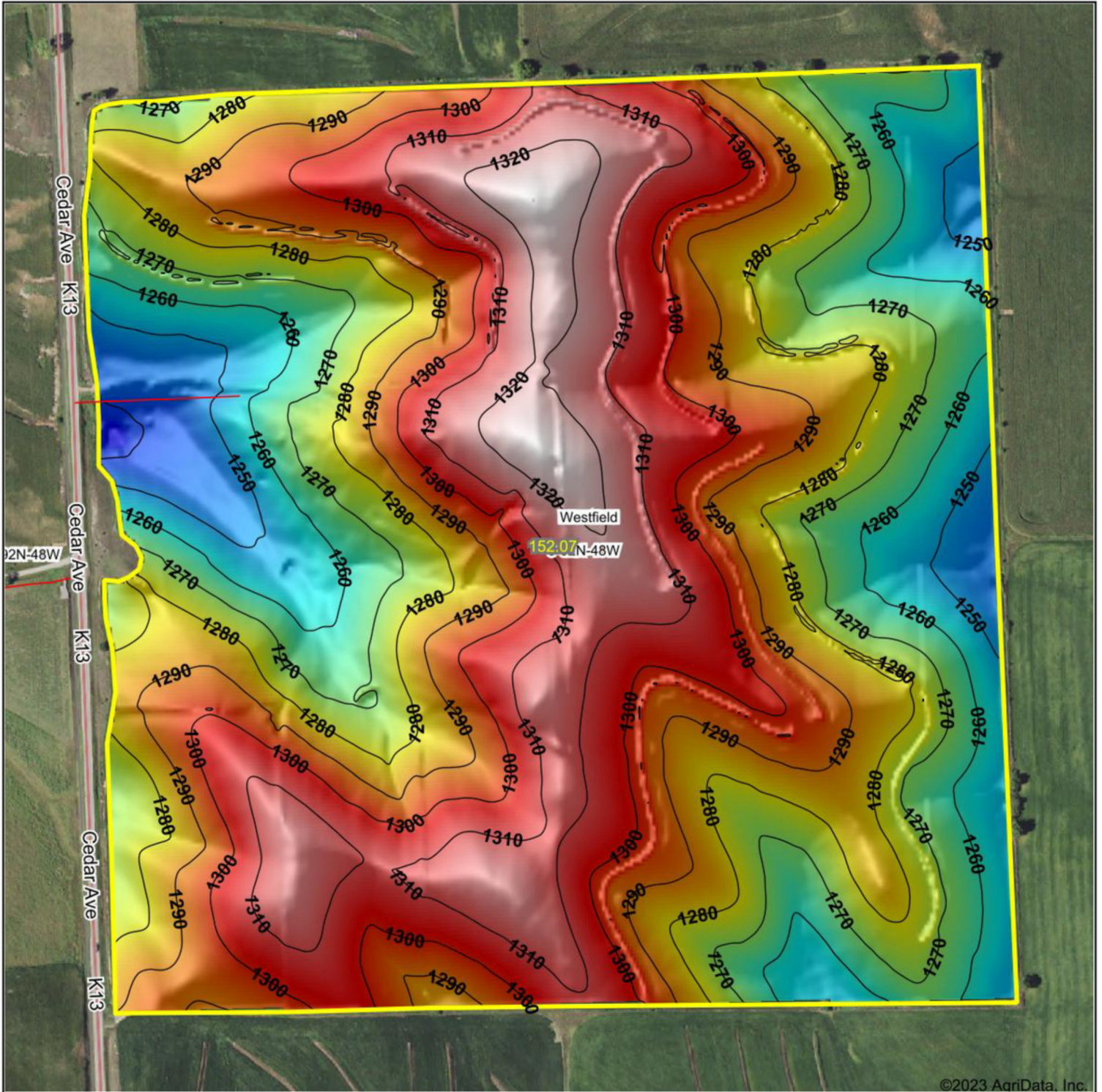
Area Symbol: IA149, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	77.53	51.0%		IIIe	32
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	37.57	24.7%		IIIe	58
19B	Kennebec-McPaul silt loams, 2 to 5 percent slopes	19.11	12.6%		Ile	79
310D2	Galva silty clay loam, 9 to 14 percent slopes, eroded	7.47	4.9%		IIIe	57
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	4.42	2.9%		IVe	18
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	4.03	2.7%		IIIe	84
33E3	Steinauer clay loam, 14 to 18 percent slopes, severely eroded	1.94	1.3%		VIe	10
Weighted Average					2.94	46.2

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 3 meter dem

Interval(ft): 10

Min: 1,234.3

Max: 1,325.4

Range: 91.1

Average: 1,286.3

Standard Deviation: 20.54 ft



9/19/2023

8-92N-48W
Plymouth County
Iowa

Boundary Center: 42.801193, -96.541724

Stalcup
 Ag Service

Maps Provided By:



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Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Cropland
- Tract Boundary
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 225.47 acres

2023 Program Year

Map Created May 09, 2023

Farm 2654

Tract 1827

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IOWA
PLYMOUTH



United States Department of Agriculture
Farm Service Agency

FARM : 2654

Prepared : 9/14/23 3:57 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : [REDACTED]
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
233.86	225.47	225.47	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	225.47	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	96.50	0.00	140	0
Soybeans	80.60	0.00	41	0
TOTAL	177.10	0.00		

NOTES

[Empty box for notes]

Tract Number : 1827

Description : F8 E2 NE4 SEC 7; F8 S2 NW4, N2 SW4 SEC 8 WESTFIELD
 FSA Physical Location : IOWA/PLYMOUTH
 ANSI Physical Location : IOWA/PLYMOUTH
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 WL Violations : None
 Owners : BROOKS FAMILY TRUST, NASH IOWA FARMS PARTNERSHIP
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
233.86	225.47	225.47	0.00	0.00	0.00	0.00	0.0